

Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

SCH # \_\_\_\_\_

TO: State Clearinghouse P.O. Box 3044 Sacramento, CA 95812-3044 (916) 445-0613

FROM: Stanislaus County Planning & Community Development 1010 10th Street, Suite 3400, Modesto, CA 95354 Planning Phone: (209) 525-6330 Fax: (209) 525-5911 Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: Vesting Tentative Subdivision Map and Rezone Application No. PLN2021-0101 – Hoffman Ranch – Riopel Avenue
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Kristen Anaya, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 4325 Arnold Rd. & 4302 Riopel Ave. City/Nearest Community: Unincorporated Community of Denair
Cross Streets: E. Zeering Road & Chalmer Way Zip Code: 95316
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 15.9
Assessor's Parcel Number: 024-022-027 Section: 5 Twp.: 5 Range: 11 Base: MDB&M
Within 2 Miles: State Hwy #: Not Applicable Waterways: Turlock Irrigation District Main Canal
Airports: Not Applicable Railways: A.T. & S.F.R.R. Schools: Denair Charter Academy; Denair Middle & High School; Reyn Franca School

Local Public Review Period: (to be filled in by lead agency)

Starting Date: January 11, 2022 Ending Date: January 26, 2022

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR [ ] Early Cons [ ] Supplement/Subsequent EIR [ ] Neg Dec (Prior SCH No.) [ ] Mit Neg Dec [ ] Other:
NEPA: [ ] NOI [ ] EA [ ] Draft EIS [ ] FONSI
OTHER: [ ] Joint Document [ ] Final Document [ ] Other:

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [x] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [x] Land Division (Subdivision, etc.) [ ] Other

Development Type:

- [x] Residential Units: 53 Acres: 15.9 [ ] Water Facilities Type: MGD
[ ] Office Sq.ft.: Acres: Employees: [ ] Transportation Type:
[ ] Commercial Sq.ft.: Acres: Employees: [ ] Mining Mineral:
[ ] Industrial Sq.ft.: Acres: Employees: [ ] Power Type: MW
[ ] Educational [ ] Waste Facilities Type: MGD
[ ] Recreational [ ] Hazardous Waste Type:
[ ] OCS Related [ ] Other

Project Issues Discussed in Document:

- [ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [ ] Water Quality
[ ] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[ ] Archeological/Historical [ ] Geological/Seismic [ ] Sewer Capacity [ ] Wetland/Riperian
[ ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [ ] Noise [ ] Solid Waste [ ] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation [x] Other N/A

Present Land Use/Zoning/General Plan Designation:

Vacant / Planned Development / Planned Development

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project, (e.g. Notice of Preparation or previous draft document) please fill in.

**Project Description:** (please use a separate page if necessary)

Request to rezone Planned Development (P-D) (288) to a new Planned Development and to subdivide a 15.9± acre parcel into 67 single-family lots ranging in size, from 6,000 to 12,631 square feet in size. P-D (288) was established by General Plan Amendment 2003-01, Rezone 2003-03, & Tentative Map 2002-02 – Riopel Property (“Pope Subdivision”), which created the Rural Residential-zoned 53-lot subdivision located immediately west of the project site. Two parcels containing a dual-use drainage basin and park serving the subdivision were also carved out of an adjacent 19.16± acre parcel leaving the 15.9± acre portion which was not approved for further subdivision or use. Consequently, development of the site requires a new rezone and tentative map. If approved the applicant proposes for construction to begin within two years of project approval. The proposed vesting tentative subdivision map includes 67 single-family lots with proposed maximum lot coverage of 50%, and two lots, “A” and “B”, to be dedicated to serve as an agricultural buffer and park expansion. If approved, each lot could be developed with one single-family dwelling, an accessory dwelling unit, and junior accessory dwelling unit. Elevations of the proposed housing have been provided by the applicant and can be viewed under Attachment 1 – Maps. The setback requirements will be consistent with those of the County’s R-1 zoning district. The map’s proposed circulation patterns will extend existing County-maintained roads Chalmer and Corona Ways and provide the subdivision access to both existing County-maintained Riopel Avenue and Arnold Road. A “can-serve” letter for water and sewer services to serve the residential development has been issued from the Denair Community Services District for the project. Stormwater is proposed to be managed by the existing basin located on Assessor Parcel Number (APN) 024-022-030. Improvements for curb-gutter and sidewalk are proposed for each lot as part of this project. “Lot B” is proposed to provide a 6,391-square foot expansion to the existing County park parcel located on APN 024-022-029. The project site is currently vacant, was previously planted in row crops, and is surrounded by single-family lots to the west and agriculturally-zoned ranchette parcels to the north, east, and south. County-maintained East Zeering and Arnold Roads provide physical separation between the proposed subdivision and the ranchette parcels to the south and east. In accordance with the Agricultural Element of the General Plan, a proposed 1.36± acre parcel “Lot A” and the proposed extension of Chalmer Way will provide an approximately 150-foot buffer between the proposed single-family lots and the 5± acre ranchettes to the north. Lot A will remain a fenced, vacant parcel with landscaping until the parcels to the north develop. Additionally, a 6-foot high uniform fence will be installed along the perimeter of the developed area to prevent trespass onto adjacent agriculturally-zoned lands.

**Reviewing Agencies Checklist:**

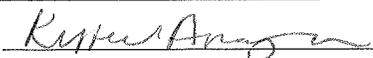
Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an “X”. If you have already sent your document to the agency, please denote that agency with an “S”.

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| <input type="checkbox"/> Air Resources Board                              | <input type="checkbox"/> Office of Emergency Services   |
| <input type="checkbox"/> Boating & Waterways, Department of               | <input type="checkbox"/> Office of Historic Preservation  |
| <input type="checkbox"/> California Emergency Management Agency           | <input type="checkbox"/> Office of Public School Construction                                       |
| <input type="checkbox"/> California Highway Patrol                        | <input type="checkbox"/> Parks & Recreation, Department of  |
| <input type="checkbox"/> Caltrans District # <u>10</u>                    | <input type="checkbox"/> Pesticide Regulation, Department of  |
| <input type="checkbox"/> Caltrans Division of Aeronautics                 | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Planning                                | <input type="checkbox"/> Reclamation Board  |
| <input checked="" type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u>  |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy           | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Coastal Commission                               | <input type="checkbox"/> Resources Recycling and Recovery, Department of                            |
| <input type="checkbox"/> Colorado River Board Commission                  | <input type="checkbox"/> S.F. Bay Conservation & Development Commission                             |
| <input checked="" type="checkbox"/> Conservation, Department of           | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy                    |
| <input type="checkbox"/> Corrections, Department of                       | <input type="checkbox"/> San Joaquin River Conservancy  |
| <input type="checkbox"/> Delta Protection Commission                      | <input type="checkbox"/> Santa Monica Mountains Conservancy   |
| <input type="checkbox"/> Education, Department of                         | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Energy Commission                                | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>         | <input type="checkbox"/> SWRCB: Water Quality   |
| <input type="checkbox"/> Food & Agriculture, Department of                | <input type="checkbox"/> SWRCB: Water Rights  |
| <input type="checkbox"/> Forestry & Fire Protection, Department of        | <input type="checkbox"/> Tahoe Regional Planning Agency   |
| <input type="checkbox"/> General Services, Department of                  | <input type="checkbox"/> Toxic Substances Control, Department of                                    |
| <input type="checkbox"/> Health Services, Department of                   | <input type="checkbox"/> Water Resources, Department of   |
| <input type="checkbox"/> Housing & Community Development                  | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Integrated Waste Management Board                | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Native American Heritage Commission              |   |

**Lead Agency** (Complete if applicable):

Consulting Firm: Stanislaus County  
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 Contact: Kristen Anaya  
 Phone: (209) 525-6330

Applicant: Vionna Adams, O'Dell Engineering  
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 City/State/Zip: Modesto, CA 95350  
 Contact: Vionna Adams, vadams@odellengineering.com  
 Phone: 209-497-4062

Signature of Lead Agency Representative: 

Date: 11/01/22